



Officer Report

Application Number:	HGY/2024/0734
Application Type:	Householder planning permission
Address:	82 Upper Tollington Park, Hornsey, London, N4 4NB
Proposal:	Proposed installation of two bike sheds and one bin shed in the front garden of 82 Upper Tollington Park.
Case Officer:	Neil McClellan
Valid Date:	21/03/2024
Applicant:	Mr Yves de Fromont de Bouaille
Agent:	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Proposed installation of two bike sheds and one bin shed in the property's front garden/forecourt.

Site Description

The subject site is a three storey mid-terraced house, with the uppermost storey located within the building's gable fronted roof space. The property was converted into 3 separate flats in the early 1980s (See planning history).

The site is located within the Stroud Green conservation area. It does not fall within the curtilage of a listed building.

Planning and Enforcement History

HGY/2021/2971 – (Second Floor Flat) Planning permission granted for the installation of patio doors to second floor terrace and the two roof lights.

HGY/2019/1727 – (Second Floor Flat) Planning permission granted for the installation of external air conditioning unit to rear gable, with associated pipework.

HGY/2018/1089 – (Ground Floor Flat) Non-material amendment following a grant of planning permission HGY/2017/1090 to introduce alterations to the approved fenestration.

HGY/2017/1184 – (First Floor Flat) Planning permission granted for the creation of roof terrace to rear of property.

HGY/2017/1090 – (Ground Floor Flat) Planning permission granted for a single-storey rear extension to ground floor flat, including ground floor side window and creation of balcony for second floor flat.

OLD/1981/1592 – Planning permission granted for the conversion of house into three self-contained flats and erection of small addition at rear at ground floor.

REPRESENTATIONS

No representations have been received.

CONSIDERATIONS

Stroud Green conservation area has no current adopted appraisal.

The proposal comprises the erection of a 1.2-metre-high timber, 0.75 metre-deep, 4.23-metre-wide bin storage shed behind the existing front boundary wall, with space for 6 standard domestic wheelie bins, each accessed by an individual door facing into the forecourt area. The bin shed would be located 3.45 metres from the front bay window of the ground floor flat.

The proposed bicycle storage shed is to be located to the side of the forecourt area, also constructed in timber and measuring 1.35 metres high, 2 metres wide and 1.15 metres deep.

A sufficient area of forecourt would be retained with easy and unimpeded access into the proposed structures. Access to the buildings front door would not be affected. The proposed design, size and siting of the enclosures are appropriate to the setting. They would be an improvement on the existing situation where the three flats' bins are randomly placed within the forecourt area giving it a cluttered and unattractive appearance.

Given the above considerations, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

Given the siting and modest size of the proposed structures, they would not result in a material loss of sunlight or daylight or have an overbearing appearance in relation to the application property's ground floor flat or to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

COMMUNITY INFRASTRUCTURE LEVY

Does not apply.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.